

2007-R-070

<u>Property Owner:</u>	Salter Plantation, Inc.
<u>Agent:</u>	Paul McLeod
<u>Project Name:</u>	Parkwood Commons
<u>Existing Zoning:</u>	R1 (Single Family Residential)
<u>Proposed Zoning:</u>	PUD (Planned Unit Development)
<u>Existing FLUM:</u>	Single Family Residential
<u>Proposed FLUM:</u>	No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Salter Plantation, Inc.

Agent: Paul McLeod

Project Location: Northeast Corner of the Intersection of Adams Road and Chumuckla Highway

Parcel Number: 04-1N-29-0000-01100-0000

Parcel Size: 54 (+/-) acres

Purpose: Townhome and Single Family Residential Development

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to PUD**.

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

Proposed Zoning Description: PUD (Planned Unit Development District) is intended to encourage the development of land as planned communities, reserve the natural amenities of the land by encouraging scenic and functional open areas, and provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs. Maximum allowable density is established by the Planning Director based on characteristics of the site and surrounding properties, and the capacity of public facilities/services to support the development.

Existing FLUM: Single Family Residential (max 4 du per acre)

Current Use of Land: Wooded and Vacant

Surrounding Zoning: R1 (Single Family Residential) is located north and southwest. Approximately 13 acres of R1A (Single Family Residential District) is located south of the property across Adams Road. AG (Agriculture District) is located east, northwest and west. 45 acres zoned PUD (Planned Unit Development) is located on the western boundary of the subject property.

Rezoning History: In 1993, the subject property was a portion of 150 acres rezoned from AG to R1. Additionally in 1993, 21 acres southwest of the property across Chumuckla Highway was rezoned to R1. Approximately 13 acres of R1A (Single Family Residential District) located south of the property across Adams Road were rezoned in 2005. In 2006, 45 acres on the western boundary were rezoned from AG to PUD.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current agriculture zoning could produce approximately 1,034 new daily vehicle trips onto Chumuckla Highway (C.R. 197) as a worst case scenario using the entire 54 acre site. The proposed single-family residential development of the site would not create additional daily vehicle trips onto the roadway. The maximum number of units is limited in this case by its future land use designation to 4 units per acre (or a total of 216 units for 54 acres), the traffic impacts at the applicant's proposed density of 213 units is the maximum allowed by either the current or proposed zoning. Rated at LOS Standard "D", the current available capacity of 1259 trips for Chumuckla Highway (C.R. 197) thus indicates capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

The proposed amendment is not expected to create capacity problems for the Pace Water System. The servicing utility provider further indicated they are in the design process of a 3-million gallon per day plant expansion and added effluent disposal. Pace Water System anticipates permitted treatment and disposal capacity of 5 million gallons per day by the Year 2007, thus providing adequate capacity to support the proposed rezoning and to serve future community development needs.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

The intent of a PUD is to reserve the natural amenities of the land by encouraging scenic and functional open areas. The master plan for the proposed development includes large areas of conservation to provide a stable environmental character and a state of co-existence with the surrounding areas. The development does propose recreational areas and amenities.

(6) Schools

The School District of Santa Rosa County (per Steve Ratliff, Assistant Superintendent for Administrative Services) indicated the school district has adequate capacity for any increased student load created by the development.

B. Compatibility:

Policy 3.1.A. 8 of the Comprehensive Plan states:

"Single Family Residential Category: Uses within this category include single-family homes, group homes, institutional uses, and public and private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. This category shall not be located within the Garcon Point Protection Area (GPPA), the Navarre Beach Zoning Overlay District (NBZOD) or the Bagdad Historic District Overlay (BHDO). This category may also be located in areas where residential development is desirable due to environmental sensitivity. The maximum allowable density within the category is four (4) dwelling units per acre of land. A 2.5:1 density bonus (i.e., maximum ten (10) dwelling units per one (1) acre of land) may be allowed for developments located within the established Transportation Planning Area (TPA) that meet workforce/affordable housing criteria as defined by the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.3); however, this density bonus shall not apply within Military and Public Airport Zones, Category 3 Storm Surge Boundaries, the Rural Area identified on the adopted impact fee map, or the overlay districts noted above".

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

The proposed zoning change to a Planned Unit Development requires stringent review and County Staff approval of a master plan. Currently, the majority of uses surrounding the site are single family residential, large-lot residential consistent with the current AG (Agriculture District) zoning and vacant parcels. The subject property is in an area where anticipated growth is expected. The proposed development would not degrade existing residential neighborhoods; it is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning by this application suggests an opportunity for compact/infill development. The new zoning classification would not result in a finding of urban sprawl due to existing density limitations and the proposed supports development in an area of increasing growth pressure. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-070; Salter Plantation, Rezone R1 to PUD (54 acres)\07-R-070, Staff Analysis.doc

2006-R-070 Traffic Analysis Append

For the AG estimation:

Single Family Detached Housing (210)

54 acres x 4 du's/acre = 216 possible units

Average Rate: $9.57 \times 216 = 2,067.12$ Average Daily Trips

Driveway %: $0.50 \times 2,067.12 = 1,033.56$ Average Daily Trips

New Trip % = 100%; $1,033.56 \times 1.00 = 1,033.56$ New Average Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

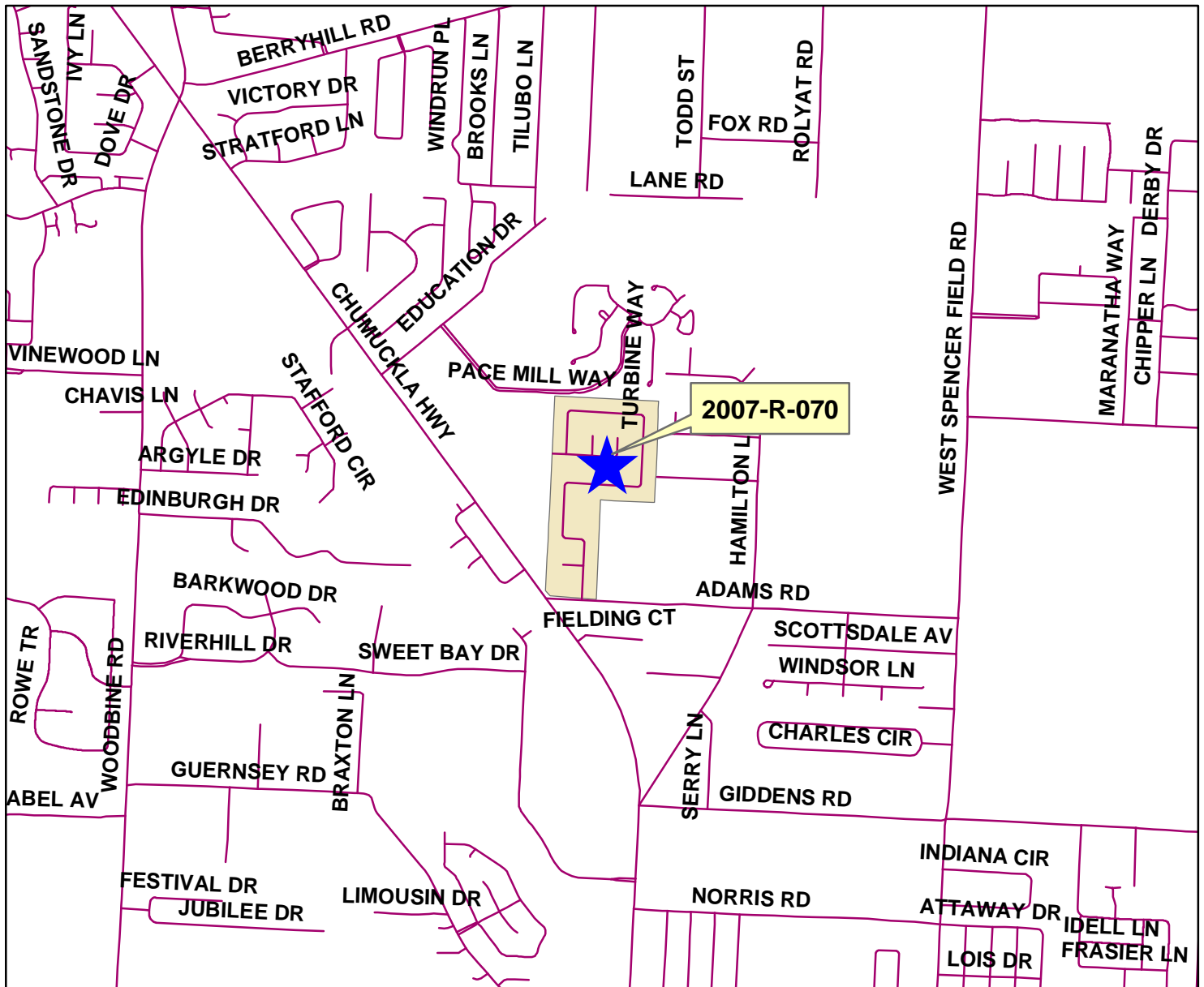
For the PUD estimation:

Residential Planned Unit Development (PUD) (270)

Applicant has provided information as to the type of development proposed. Residential Planned Unit Developments, for the purposes of trip generation, are defined as containing any combination of residential land uses. These developments might also contain supporting services such as limited retail and recreational facilities. The maximum number of units is limited in this case by its future land use designation to 4 units per acre (or a total of 216 units for 54 acres), the traffic impacts at the applicant's proposed density is the maximum allowed by either the current or proposed zoning.

Y:\PlanZone\2007 CPA & Rezonings\INDIVIDUAL PROJECTS for 2007\07-R-070; Salter Plantation, Rezone R1 to PUD (54 acres)\06-R-070 Traffic Analysis Append.doc

Location Map (2007-R-070)



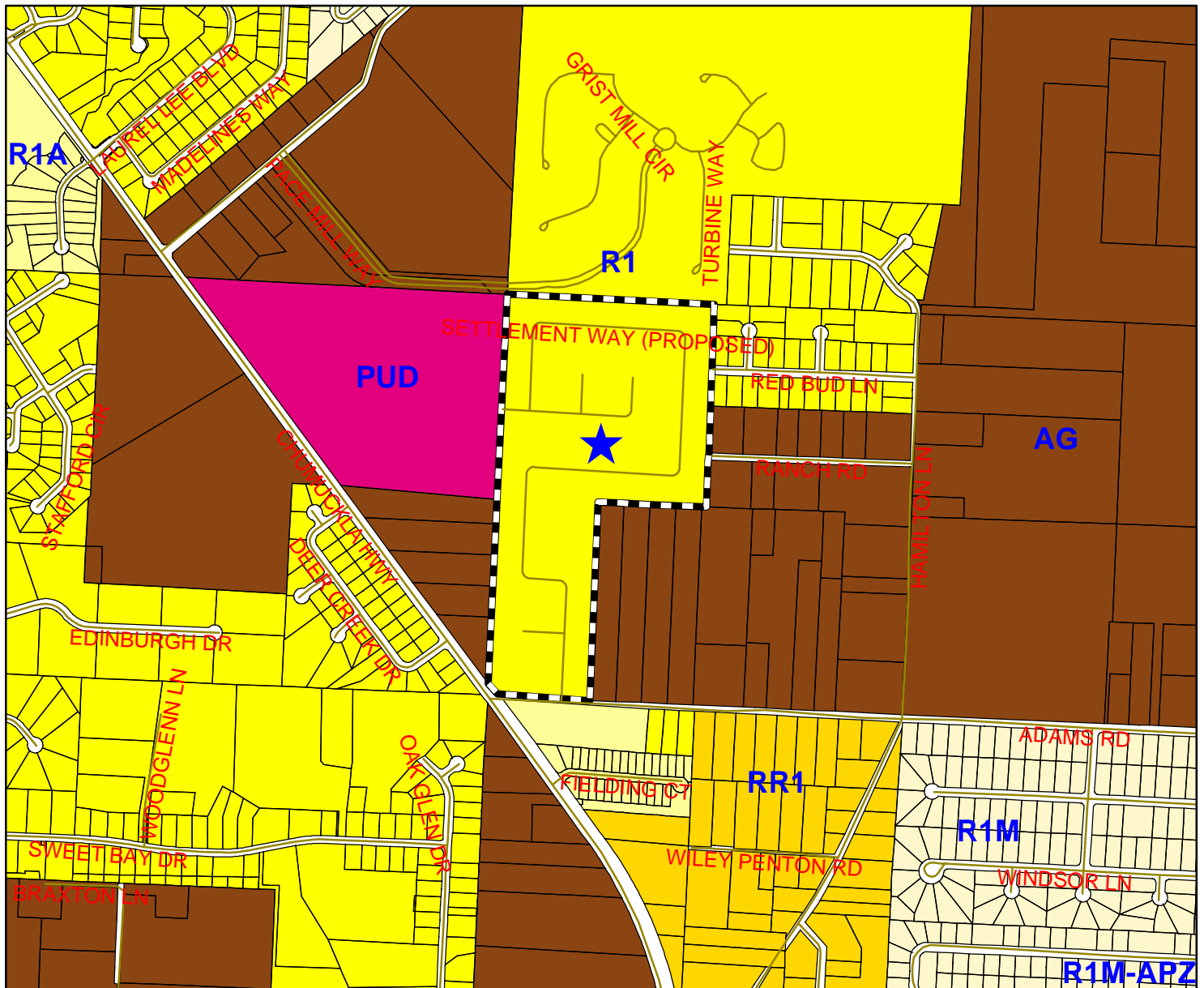
0 1,000 2,000 4,000 Feet



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Current Zoning (2007-R-070)



0 490 980 1,960 Feet



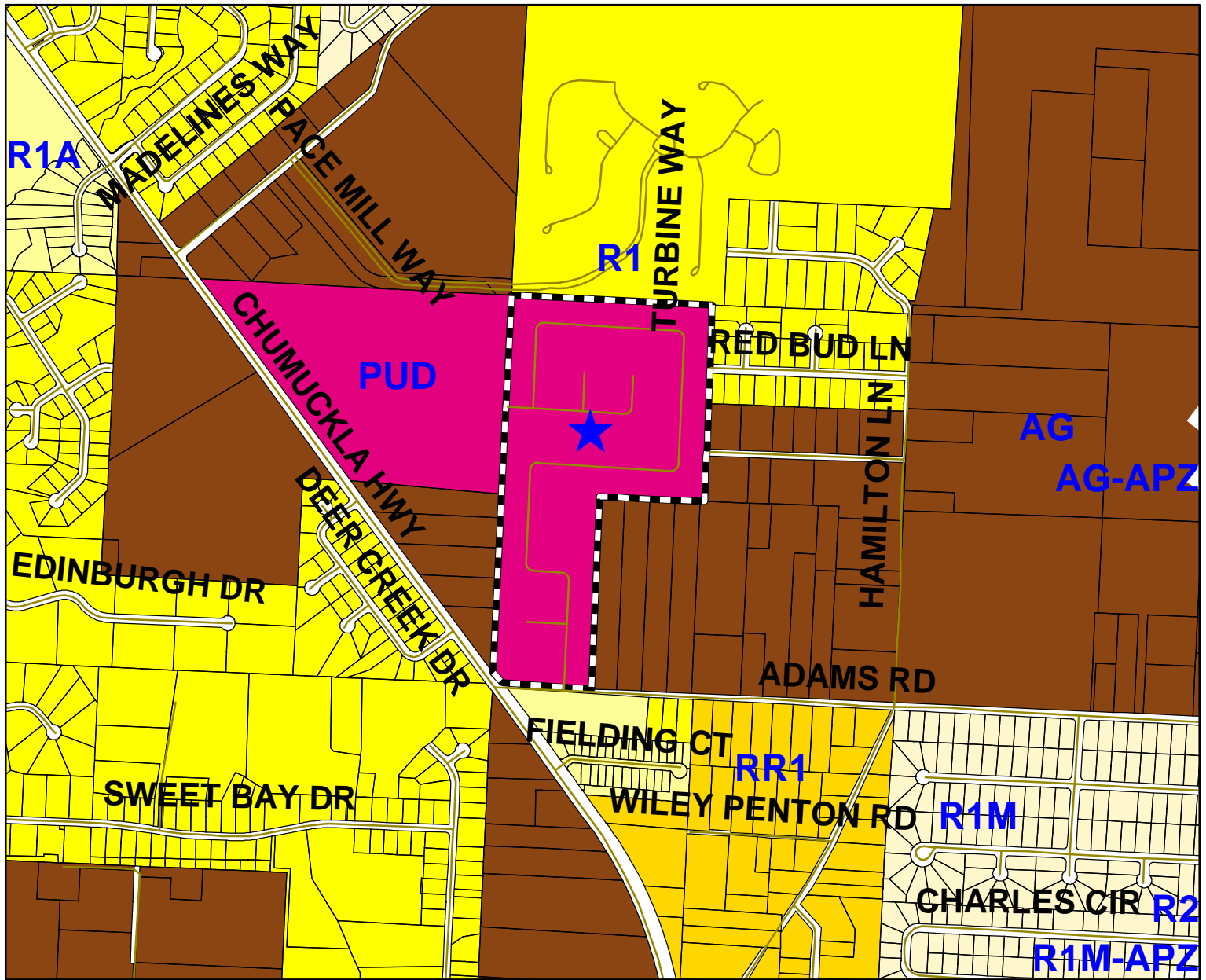
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-070_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Proposed Zoning Map (2007-R-070)



0 500 1,000 2,000 Feet



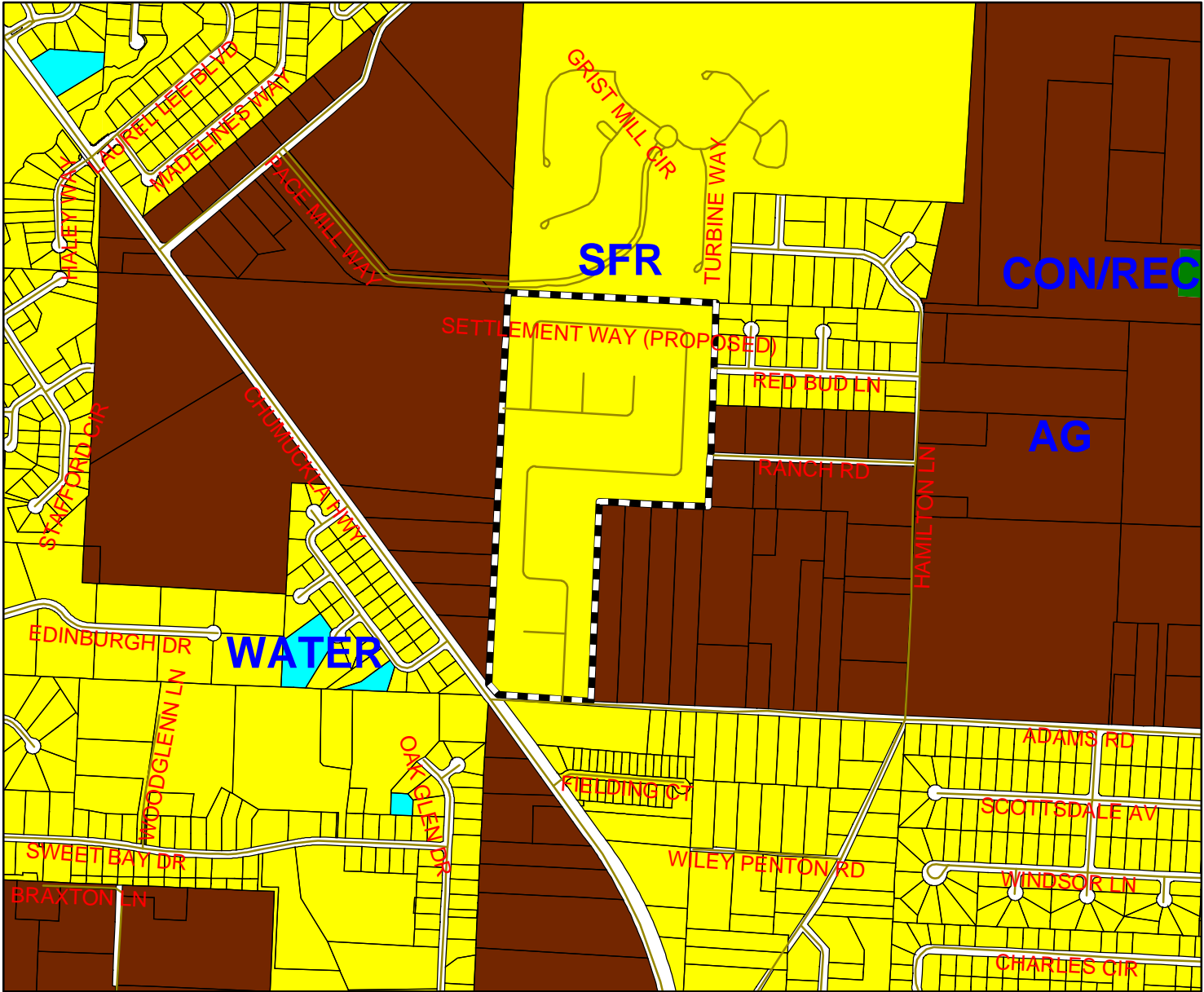
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-070_Resoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
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Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

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Future Land Use (2007-R-070)



0 500 1,000 2,000 Feet

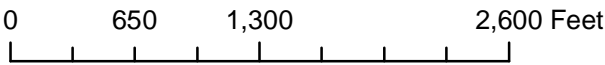
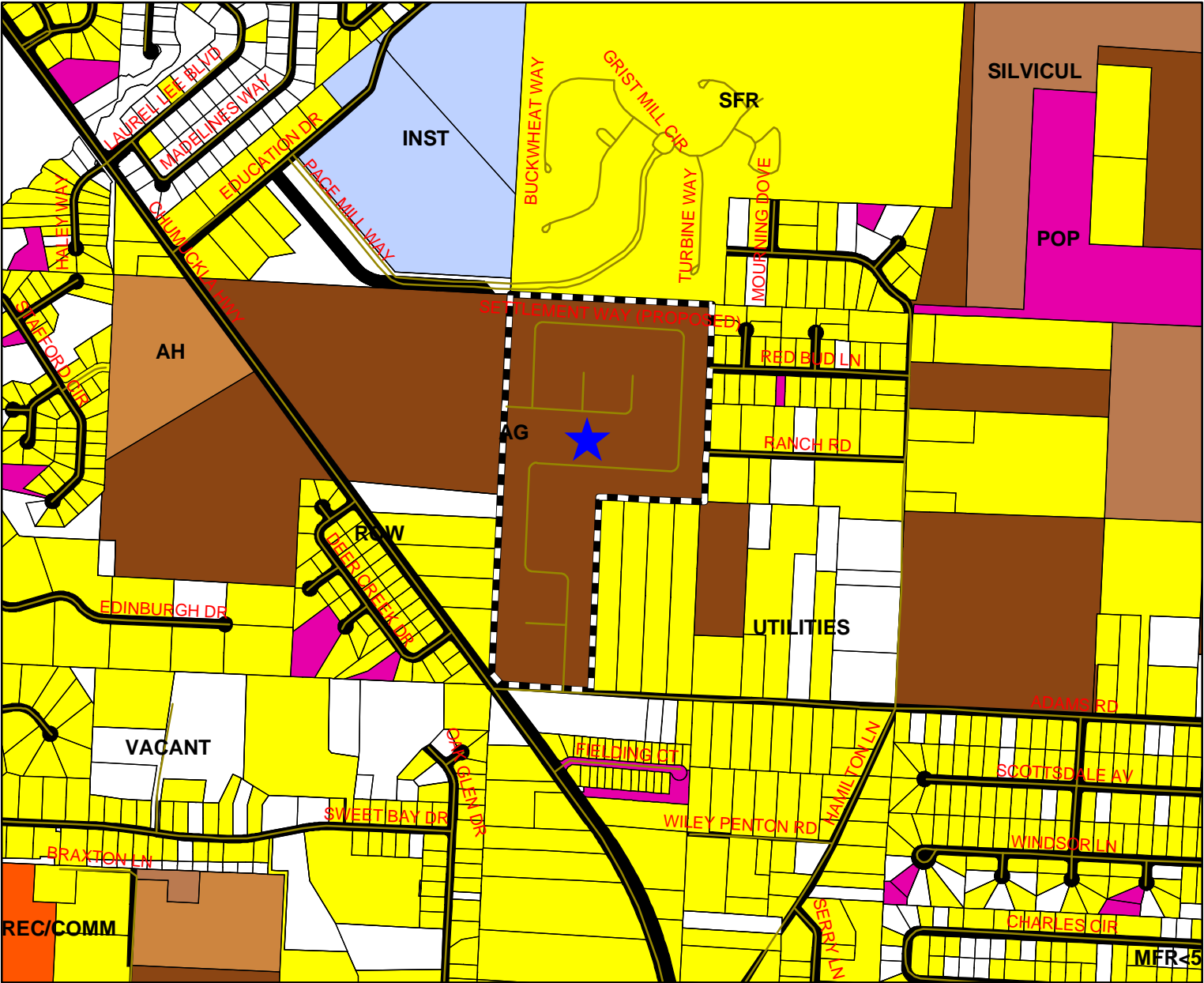


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-070 Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Existing Land Use Map (2007-R-070)

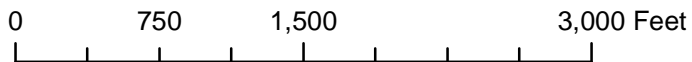


Legend

Streets	City	Recreation/Open Space
07-R-070_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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Aerial (2007-R-070)



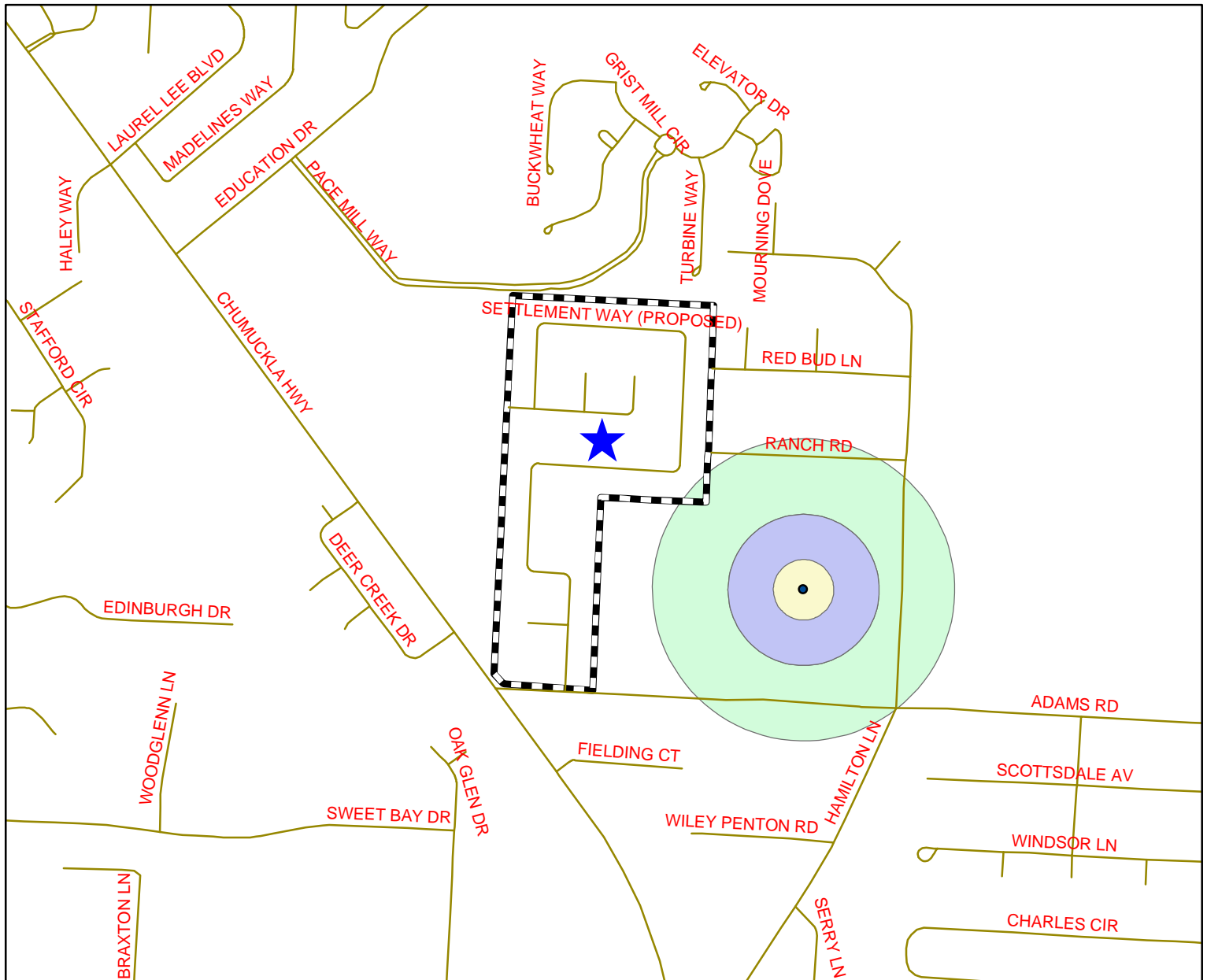
Legend

- Streets
- 07-R-070_Rezoning
- Parcels

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2007-R-070 Wellhead Protection Map



1 inch equals 1,000 feet



Legend

- Streets
- 07-R-070_Rezoning
- wells
- 200'_Buffer_of_Potable_Water_System_(DEP)
- 200'_floridan_only
- 500'_s&g_only
- 500'_Buffer_of_Potable_Water_System_(DEP)
- 1000'_Buffer_of_sand_and_gravel_only

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